

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
NOVEMBER 7, 2005**

The regular meeting of the Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:30 a.m.

Plan Commissioners Present: Kenneth Bosworth, Chairman
 Peter Grande
 Patrick Hennelly
 Lou Ann Majewski
 James O'Donnell
 Thomas Roeser
 Michael Schmechtig
 David M. Stieper

Absent: Joseph Messer

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commissioner Majewski made the motion, seconded by Commissioner Schmechtig, to defer approval of the previous minutes. Motion carried by voice vote.

Motion: Commissioner Stieper made the motion, seconded by Commissioner Schmechtig, to open the public hearing on the amendment of the Comprehensive Plan. Motion carried by voice vote.

COMPREHENSIVE PLAN REVIEW: As directed by the Board of Trustees in their Resolution 05.24, Robert Kosin verified that the notice of this public hearing had been published in the Daily Herald within the timeframe required by statute. Notice was also posted on the bulletin board at the Village Hall as well as on its website, and a copy of the draft has been available for viewing during regular business hours.

Special Counsel Gerald Callaghan reviewed the legal procedures for an amendment of the Comprehensive Plan, as set forth in the Illinois Municipal Code, Article 11-Division 12. It will be an informal hearing, with all interested parties afforded the opportunity to discuss their comments either in writing or orally.

Chairman Bosworth summarized the review to date. Over a year ago the Board had directed the Plan Commission to undertake an amendment to the Comprehensive Plan. Teska Associates, Inc. a planning firm, was hired to assist. Over the last several months

the Plan Commission with Lee Brown from Teska prepared and modified a draft, whose latest version is the subject of this public hearing. Chairman Bosworth then reviewed the rules for the public hearing.

Lee Brown reviewed the history of the Comprehensive Plan, which was first adopted in 1957, amended in 1978, and revised in 1995. After months of special meetings, there now is a final draft of the amendment for consideration of the Commission. He then itemized major themes throughout this draft amendment:

- A connection to the history of planning in the Village.
- An interconnection to BACOG.
- A sensitivity to the natural environment.
- Continued emphasis on equestrian trails, open space, and community character.
- A land use plan responsive to conditions.
- Continued reliance on private initiative and private property stewardship in lieu of regulations and public facilities.

Mr. Brown then pointed out three maps: (1) Environmental Features, (2) Planned Focus Areas, and (3) Future Land use Plan. He noted that the land use map will be relied on ultimately as a basis for zoning.

Janet Agnoletti, a resident and Executive Director for BACOG, complimented the Commission on the drafted amendment. She went on to comment on her review of that draft, requesting consideration for the following: (1) Include the fact that intergovernmental cooperation is a key factor to the regional look of land use planning in both the BACOG communities as well as those outside BACOG, (2) Encourage watersheds as the basic planning units as opposed to political units, (3) Stress the importance of ground water protection, making reference to BACOG's study on the delineation of shallow water and recharge areas, (4) Lighting was only mentioned under Roadways and Trails. It should also be applied to residential properties in an effort to maintain a "dark sky" in the community; (5) The Plan should protect septic designated areas, and suggested consideration be given to moving from prescriptive to performance requirements, (6) Consider a reference to impact fees, which will alleviate a tax burden on the rest of the community, and (7) Add support for the Village's continued use of advanced technological tools for mapping and communications.

Regarding her comments on lighting, Mr. Brown pointed out that there is a specific section in Planning References to the International Dark Sky Association, and the Plan shows a concern that goes both to the roadway itself as well as individual residences.

That may require further clarification and perhaps moving it from Roads and Trails to another section.

In a discussion about Ms. Agnoletti's comments on septic design, Mr. Brown said some reference could be made to alternate treatment systems. Though he said it was good in theory, Commissioner Stieper thought it wouldn't be practical to allow the acceptance of performance over structure for septic designs. Chairman Bosworth also didn't believe they should consider deviating from structural criteria at this time. Trustee Knoop agreed with that belief.

Responding to the issue of impact fees, Mr. Brown was of the opinion it didn't belong in the Plan, rather in a Subdivision Ordinance amendment. The Commission was asked to think about this issue and present their comments at the next meeting.

Mary Bradford White, resident and President of the Barrington Hills Conservation Trust, agreed with Ms. Agnoletti's observations. She expressed concern about how well the existing ordinances would support this Plan, believing the next step should be to update those ordinances. Chairman Bosworth said he agreed.

Richard Lamkey, resident at 210 Donlea and a representative of the Barrington Countryside Park District, said he agreed with the land use plan and support for an equestrian community and its trails.

Trustee Fritz Gohl, 354 Old Sutton Road, expressed appreciation and support for the Plan, but did note various errors that needed to be corrected which had been provided to the Commission by Trustee Knoop. Trustee Gohl was particularly concerned that the names of the Village roads would be consistent throughout the text.

Barbara Kemp, resident at One Auburn Lane and a member of the Communications Committee, advised that she had submitted a statement to Trustee Knoop enumerating all those that would benefit from the Plan.

Village President Robert Abboud thanked all of those responsible for compilation of the final amendment draft, appreciating how much work had been put into it. He said he was looking forward to this Plan being a very helpful tool for the Village.

Motion: Commissioner Roeser made the motion, seconded by Commissioner Grande, to close the public hearing. Motion carried by voice vote.

Chairman Bosworth advised that at the November 14th meeting final consideration would be given to acceptance of the amendment draft of the Comprehensive Plan, for possible recommendation to the Village Board.

There being no further business, the meeting was adjourned at 8:50 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary